

FOR SALE OR LEASE

21,743 SF SINGLE TENANT FLEX/R&D FACILITY

2261 RUTHERFORD RD - CARLSBAD, CA 92008

PRICED TO SELL! NOW OFFERED AT \$5,696,000 (\$262/SF)



BUYER INCENTIVE

SELLER WILL OFFER A 2% INTEREST RATE BUYDOWN (FOR FIRST 12 MONTHS) FOR BUYERS SEEKING SBA OR CONVENTIONAL FINANCING
EQUATES TO \$50,000 TO \$70,000 IN SAVINGS - CALL LISTING BROKERS FOR DETAILS



BROKER CONTACTS

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EXECUTIVE SUMMARY

THE OPPORTUNITY

Located in the prestigious Carlsbad Research Center, 2261 Rutherford Rd is a unique, freestanding industrial facility built and designed for specialized manufacturing, research & development purposes. Key features include 100% HVAC ducting throughout, open office and lab areas, warehouse space with two (2) grade-level doors, and 2,000 amps of 277/480-volt power, providing infrastructure capable of supporting sophisticated operational requirements.

BUILDING IMPROVEMENTS COMPLETED

Ownership has completed a series of upgrades to the facility with the goal of improving functionality for future occupancy.

Improvements include:

- Select demolition of existing buildout to optimize layout
- Reconfiguration of warehouse area to optimize manufacturing and distribution space.
- Warehouse lighting raised to maximize clear height.
- New interior paint throughout the entire premises.
- Select exterior paint improvements.
- Newly reslurried and restriped parking lot.



AT A GLANCE

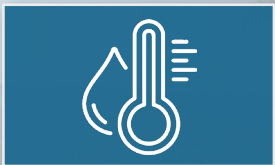
PROPERTY HIGHLIGHTS



21,743 Square Feet
Single Tenant Building



Building Layout
50% Warehouse
50% Office/R&D



Climate Controlled
100% Climate Controlled



Heavy Power
2,000 Amps 277/480V



Single Story
100% Ground Floor SF



Grade Level Loading
Two (2) Grade Level Doors



Excellent Parking
72 Stalls (3.3/1,000 SF)



Premium Corner Location
Two Access Points

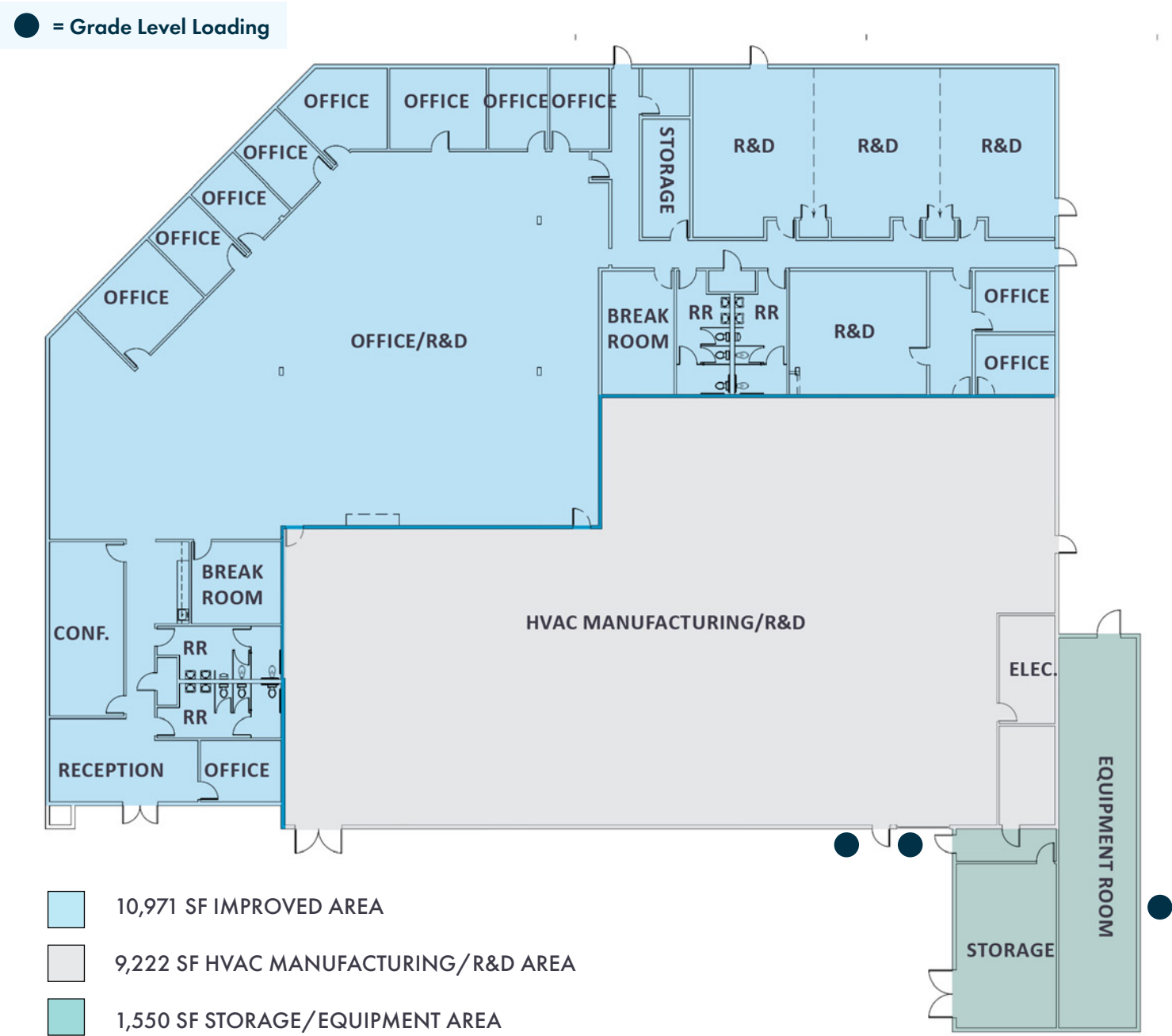
PREMISES OVERVIEW

STREET ADDRESS:	2261 Rutherford Rd, Carlsbad, CA 92008	POWER:	2,000 Amps, 277/480V
BUILDING SIZE:	21,743 SF	FIRE SUPPRESSION:	Yes, Sprinklers
# OF STORIES:	One (1) - Single Story	ZONING:	CM
% OFFICE/R&D:	50%	DRIVEWAYS:	Two (2) Access Points
WAREHOUSE:	50%	AVAILABILITY DATE:	Immediate
CONSTRUCTION TYPE:	Reinforced Concrete	SALE PRICE:	\$5,696,000 (\$262/SF)
LOT SIZE:	67,562 SF	LEASE RATE:	\$1.45/SF NNN
PARKING RATIO:	3.3/1,000 SF (72 Stalls)		NNN Est. \$0.40
LOADING:	Two (2) Grade Level Doors		



Call Brokers to Schedule Showing

UPDATED FLOOR PLAN





BUILDING/PROPERTY IMPROVEMENTS



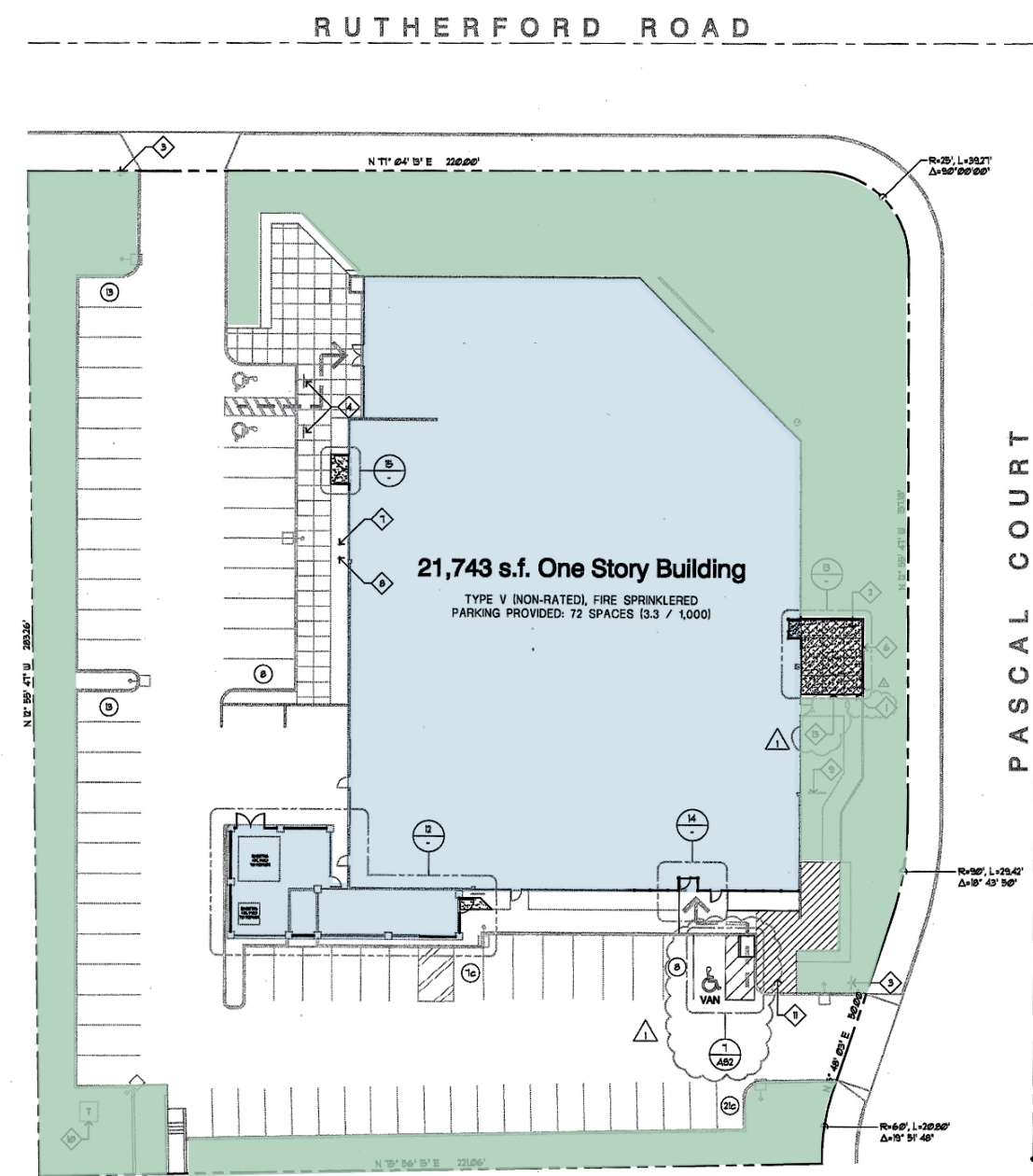
CONCEPTUAL INTERIOR PHOTO



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SITE PLAN



OVERHEAD AERIAL



CORPORATE NEIGHBORS AERIAL

